

ORDINANCE NO. 20061207-032

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 1204 SALINA STREET IN THE CENTRAL EAST AUSTIN NEIGHBORHOOD PLAN AREA FROM FAMILY RESIDENCE-NEIGHBORHOOD PLAN (SF-3-NP) COMBINING DISTRICT TO LIMITED OFFICE-MIXED USE-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (LO-MU-CO-NP) COMBINING DISTRICT.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from family residence-neighborhood plan (SF-3-NP) combining district to limited office-mixed use-conditional overlay-neighborhood plan (LO-MU-CO-NP) combining district on the property described in Zoning Case No C14-06-0163, on file at the Neighborhood Planning and Zoning Department, as follows

A tract of land being 84 feet x 150 feet out of Block 3, Outlot 36, Division B, Johns C R Subdivision, Travis County, as described in an instrument of record in Volume 12740, Page 1212, Real Property Records of Travis County, Texas (the "Property"),

locally known as 1204 Salina Street, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "A"

PART 2. Except as specifically provided in Part 3 and Part 4, the Property may be developed and used in accordance with the regulations established for the limited office (LO) base district and other applicable requirements of the City Code

PART 3. The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions

- 1 The maximum height of a building or structure is 35 feet from ground level
- 2 The following uses are prohibited uses of the Property

Communication services

Medical offices (not exceeding 5000 sq ft of gross floor area)

Medical offices (exceeding 5000 sq ft of gross floor area)

PART 4. The Property is subject to Ordinance No 011213-42 that established the Central East Austin neighborhood plan combining district

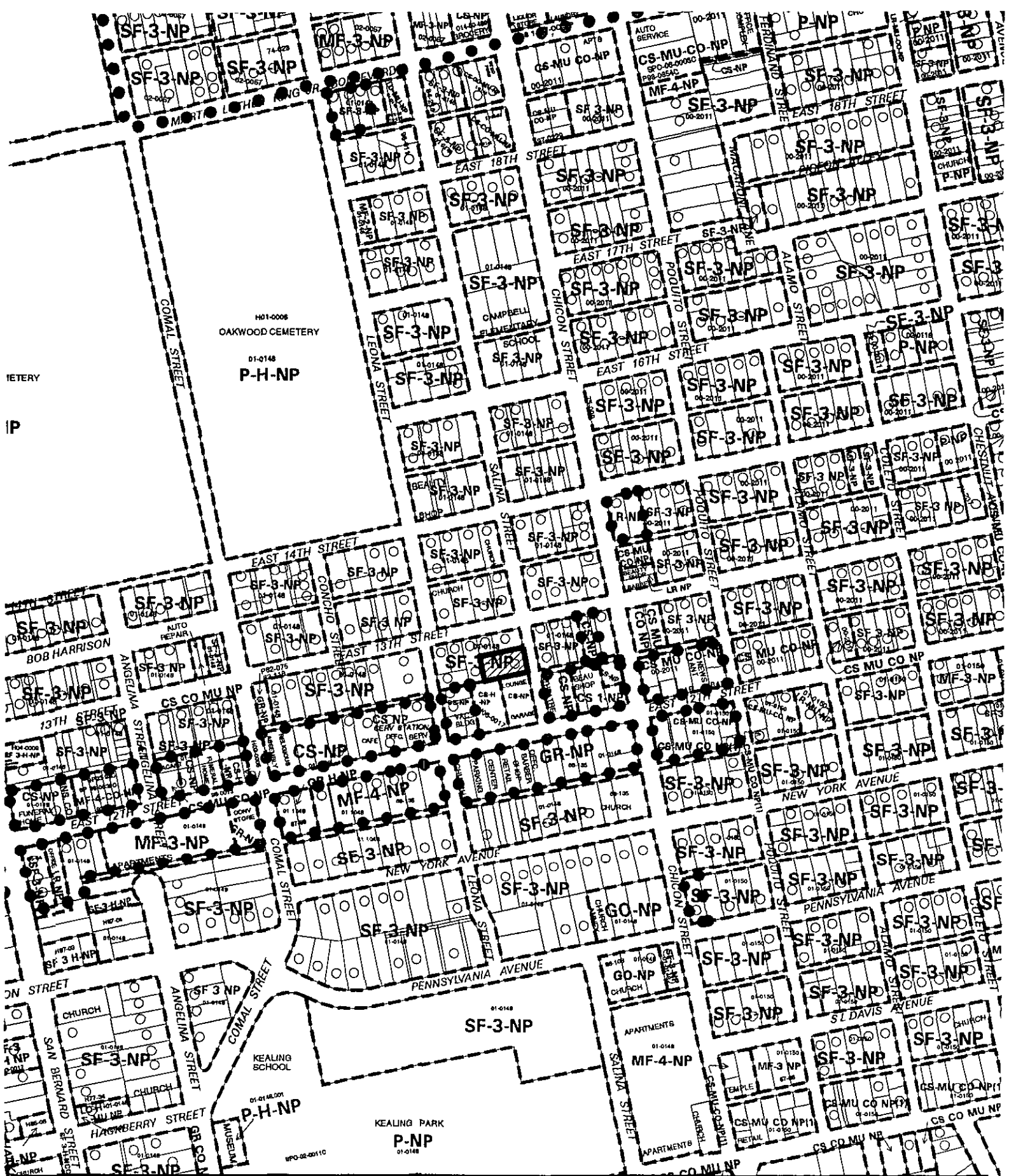
PART 5. This ordinance takes effect on December 18, 2006

PASSED AND APPROVED

_____, December 7_____, 2006 §
§
§ _____
Will Wynn
Mayor

APPROVED: _____
David Allan Smith
City Attorney

ATTEST: _____
Shirley A Gentry
City Clerk



 1" = 400'	SUBJECT TRACT		ZONING EXHIBIT A CASE # C14-06-0163 ADDRESS 1204 SALINA ST SUBJECT AREA (acres) 0.823 DATE 06-11 INTLS SM	CITY GRID REFERENCE NUMBER K23
	PENDING CASE			
	ZONING BOUNDARY			
	CASE MGR R HEIL			